



Sefton Lodge, 58 York Road, Broadstone BH18 8ET

A recently constructed four double bedroom detached family home enjoying a non-estate location, just half a mile from Broadstone high street. Offered for sale with no forward chain. Viewing strongly advised!

EPC: 89 Council Tax Band: E Price: £575,000 Freehold

 **4**  **2**  **2**





Key Features

- FOUR DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- LIVING ROOM WITH WOOD BURNER
- EXCELLENT KITCHEN/DINING ROOM
- HOME OFFICE
- PROFESSIONALLY INSTALLED PLANTATION SHUTTER BLINDS THROUGHOUT
- UPVC DOUBLE GLAZED WINDOWS
- EXCELLENT DRIVEWAY WITH SPACE FOR MOTORHOME
- BEAUTIFUL PRESENTATION THROUGHOUT
- NO FORWARD CHAIN

The Property

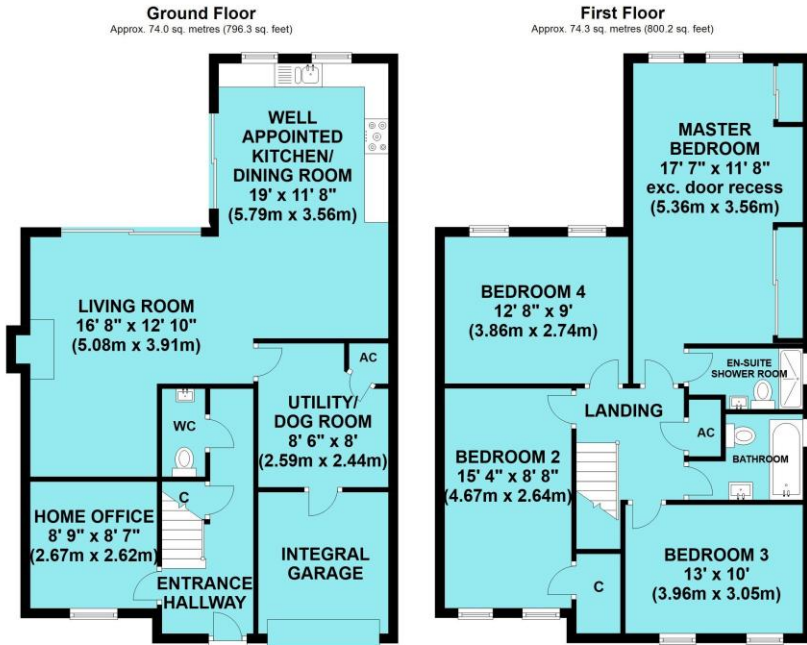
Just one of two individual homes constructed approximately six years ago, Sefton Lodge offers four double bedroom accommodation, with excellent ground floor living space, leading out to a secluded garden.

On the ground floor one will find a home office and downstairs cloakroom, whilst to the rear there is a living room with wood burner which leads into an outstanding kitchen/dining room, both of which lead out to the garden. Of particular mention is the

part converted garage which now offers a utility room, together with a dog grooming facility.

The first floor is truly exceptional with four double bedrooms, the master room having a beautifully appointed en-suite shower room. In addition, there is a well appointed family bathroom.

Outside, there is an excellent driveway and front garden, whilst the rear garden is landscaped with a decked entertaining area and artificial grass for ease of maintenance.



Total area: approx. 148.3 sq. metres (1596.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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